

BLOCK 12 LOT 10
TOWN OF YULEE SNOWBALL
ADDITION PB 1/15

MELFI CHRISTOPHER
86012 PINEVIEW DRIVE
YULEE, FL 32097

2023

04-2N-27-4300-0012-0100



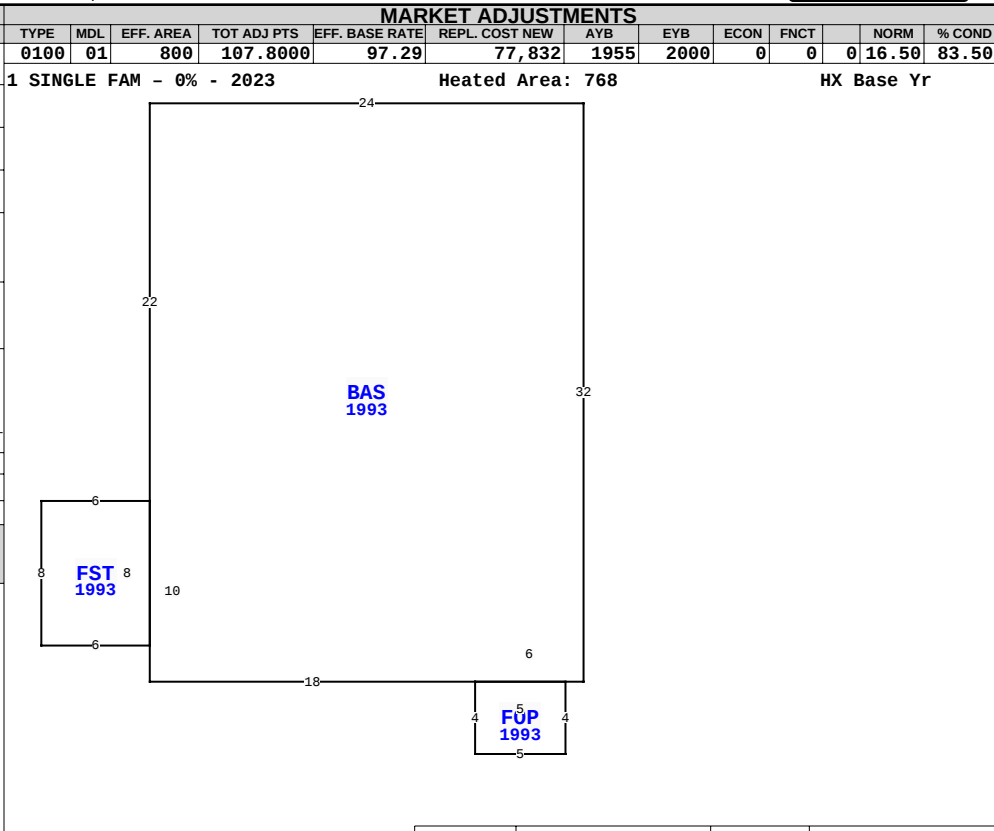
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	62,390
FOP	20	30	6	488
FST	48	55	26	2,113
TOTALS	836		800	64,990

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	0	0	0	1,076.00	SF	5.20	5.20	100	1995	1995	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0		RS-2	71.00	100.00	1.00	LT		1.00	1.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF														
4,029														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					64,990				
TOTAL MARKET OB/XF VALUE					4,029				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					119,019				
SOH/AGL Deduction					0				
ASSESSED VALUE					119,019				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					119,019				
TOTAL JUST VALUE					119,019				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					96,456				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2544/1657	3/03/2022	WD	Q	I	01	187,500	
GRANTOR:HOLT GARY A & CHERYL							
GRANTEE:MELFI CHRISTOPHER							
1409/0362	5/03/2006	WD	Q	I		116,000	
GRANTOR:MILLER RONALD & SYLVI							
GRANTEE:HOLT GARY A & CHERY							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W24 S22 FST=[YR=1993] W6 S8 E6N8\$ S10 E18									
FOP=[YR=1993] S4 E5 N4 W5\$ E6 N32\$.									